

DOROTHY C. DICKSON, (
Grantor (
TO (WARRANTY DEED
JOE L. DENNIS, ET UX, (
Grantees (
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For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, DOROTHY C. DICKSON, do hereby grant, bargain, sell, convey, and warrant to JOE L. DENNIS and wife, GLENDA M. DENNIS, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lot 240 in Section B, Delta Ridge Mobile Home Park Subdivision, as shown on plat appearing of record in Plat Book 9, Pages 33-40, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 7, Township 3 South, Range 9 West.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under subject property; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in Plat Book 9, Pages 33-40, of the records of DeSoto County, Mississippi; subject to covenants, limitations, and restrictions as found in Deed conveying said property, said Deed being of record in Deed Book 99, Page 224, of the records of DeSoto County, Mississippi; subject to any boundary line disputes, adverse possessions, encroachments, shortages in acreage, or any other matters which might be revealed by an accurate current

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survey; and subject to taxes for the year 1988, which taxes are not yet due or payable, but which constitute a lien which relates back to January 1, 1988.

Taxes for the year 1988 are being pro-rated to the date of this Deed as part of this closing. Taxes for all subsequent years are to be the responsibility of Grantees, their heirs or assigns.

Grantor DOROTHY C. DICKSON hereby covenants and warrants that she is the unremarried widow of WILLIAM C. DICKSON, who died in Memphis, Tennessee, on February 29, 1980.

Possession of the above described property shall be delivered to Grantees upon delivery of this Deed.

Witness my signature, this the 7th day of June, 1988.


DOROTHY C. DICKSON

Mrs. Dorothy C. Dickson
1023 Treadwell Street
Memphis, TN. 38122
(901) 458-6082

Mr. and Mrs. Joe L. Dennis
20 Ludlow
Hernando, MS. 38632
(601) 368-9926

STATE OF TENNESSEE
COUNTY OF SHELBY

This day personally appeared before me, the undersigned authority in and for said County and State, the within named DOROTHY C. DICKSON, who acknowledged that she signed and delivered the above and foregoing WARRANTY DEED as her free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 7th day of June, 1988.


NOTARY PUBLIC CAROLYN H. GOODWIN

MY COMMISSION EXPIRES;
MY COMMISSION EXPIRES NOV. 10, 1990



Filed @ 2:30 P. M. June 8, 1988
Recorded in Book 265 page 17
W. E. Davis, Chancery Clerk